

St. Charles Parish

Department of Planning & Zoning

Land Use Report

Case Number: 2021-5-ORD

Introduced by Matthew Jewell, Parish President

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981 (as amended) Section VI. Zoning District Criteria and Regulations to clarify that trucking and heavy equipment-related businesses are permitted in M-1 zoning districts.

Background

The M-1 zoning district is designed to provide adequate space, infrastructure, and street capacity for the development of manufacturing and industry activities. The C-3 zoning district is designed to provide adequate space, infrastructure, and street capacity for the development of wholesale and retail activities. The C-2 zoning district is designed to provide the same for retail sales.

There is confusion about the distinctions between light industry, highway commercial, and retail uses with regard to vehicles and heavy equipment. Some light industry businesses consider their activities comparable to a highway commercial use which may use a fleet of vehicles for commercial or wholesale delivery or distribution. Some light industry businesses that keep, operate, lease, sale, and/or repair a fleet of vehicles or machinery consider the activities of their businesses comparable to the keeping, operating, leasing, maintenance and/or repair passenger vehicles by an automobile dealership (which is permitted in the C-2 zoning district *only* when the location has frontage on a state or federal highway).

In order to help clarify, staff recommend this ordinance to change the language to do the following:

1. Update the permitted uses in the C-2 zoning district to align with the definition for minor automotive repair.
2. Update the permitted uses in the C-3 zoning district to align with the definitions for minor and major automotive repair.
3. Add "Automobile Fleet Services" as a Special Permit Use in the C-3 zoning district.
4. Clarify permitted use #17 and add #31 "Automobile Fleet Services" in the M-1 to identify these as uses permitted by right in the M-1 zoning district (which reinforces that "Automobile Fleet Services" require a Special Permit in the C-3 zoning district).

Potential outcomes

Property and business owners will have a more clear understanding of what zoning district permits heavy equipment and fleet management activities by right and by special permit.

Recommendation

Approval